

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | |
| | Date Received 收到日期 | |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

| | |
|--------------------------------------|----------|
| 1. Name of Applicant 申請人姓名/名稱 | |
| 譚炳輝 | (Mr. 先生) |

| | |
|---|--------------|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用） | |
| 海願規劃發展公司 | (Company 公司) |

| | |
|---|--|
| 3. Application Site 申請地點 | |
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用） | 新界元朗流浮山丈量約份第 129 約地段第 1574 號、第 1575 號餘段（部分）及毗連政府土地 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 290 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積（倘有） | 72 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

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| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | 「綠化地帶」 |
| (f) Current use(s) 現時用途 | <p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p> |
| (g) Additional Information (if applicable) 附加資料（如適用） | |

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|---|
| No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年) |
| | | |
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

| Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|--|
| No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)”[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

| | |
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| <p>(a) Proposed use(s)/development 擬議用途/發展</p> | <p>擬議臨時康體文娛場所（休閒農場）（為期3年）</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p> |
| <p>(b) Effective period of permission applied for 申請的許可有效期</p> | <p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月</p> |

| | | |
|--|--------------------------|--|
| (c) <u>Development Schedule</u> 發展細節表 | | |
| Proposed uncovered land area 擬議露天土地面積 | 140 | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 150 | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 1 | |
| Proposed domestic floor area 擬議住用樓面面積 | | sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 200 | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 200 | sq.m <input checked="" type="checkbox"/> About 約 |
| <p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>詳情請見附頁。(可參閱：場地設計圖)</p> | | |
| <p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> | | |
| <p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> | | |
| <p>Proposed operating hours 擬議營運時間</p> <p>星期一至星期日及公眾假期，每日上午九時至晚上七時。</p> | | |
| <p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>天月路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p> |

| | | | | | |
|--|--|--|--|--|--|
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | | Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/> | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | | <div style="display: flex; justify-content: space-between;"> Yes 是 <div> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> No 否 <input checked="" type="checkbox"/> </div> | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | | <div style="display: flex; justify-content: space-between;"> <div> On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他（請列明） _____ </div> <div> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> </div> </div> | | | |

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| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> |
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| (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期 | |
|---|--------------------------|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ / |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途／發展 | |

| | |
|--|--|
| <p>(e) Approval conditions 附帶條件</p> | <div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 822 1050 947"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 947" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div> |
| <p>(f) Renewal period sought 要求的續期期間</p> | <div data-bbox="628 1319 1158 1355"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 </div> |

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Signed with recognised
e-signature
Signer: HUI HANG YU

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

文員.....

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

海願規劃發展公司.....

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

| | | | | |
|--|------------------|---|--|--|
| Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | | | | |
| Application No. 申請編號 | | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置／地址 | | 新界元朗流浮山丈量約份第 129 約地段第 1574 號、第 1575 號餘段（部分）及毗連政府土地 | | |
| Site area 地盤面積 | | 290 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 72 sq. m 平方米 <input checked="" type="checkbox"/> About 約) | | |
| Plan 圖則 | | 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 | | |
| Zoning 地帶 | | 「綠化地帶」 | | |
| Type of Application 申請類別 | | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ | | |
| Applied use/development 申請用途/發展 | | 擬議臨時康體文娛場所（休閒農場）（為期 3 年） | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 | |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | |
| | Non-domestic 非住用 | 200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.69 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | |

| | | |
|--|--|---|
| (ii) No. of blocks 幢數 | Domestic 住用 | |
| | Non-domestic 非住用 | 1 |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 51.72 % <input checked="" type="checkbox"/> About 約 | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|-------------------------------------|--------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | | |
| 場地大綱圖、場地位置圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Air Ventilation Assessment 空氣流通評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Management Plan 管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Social Impact Assessment 社會影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Heritage Impact Assessment | <input type="checkbox"/> | <input type="checkbox"/> |
| Ecological Impact Assessment 生態影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Conservation Management Plan 保育管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | | |
| | <input type="checkbox"/> | <input type="checkbox"/> |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1574號、第1575號餘段（部分）及毗連政府土地，面積約 290 平方米（包括約 72 平方米政府土地），由譚炳輝提出申請，作擬議臨時康體文娛場所（休閒農場）（為期3年）。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」地帶內，共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有一個構築物，詳情如下：

| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|--|-----------|----|------|---|
| TS1 | 150 | 200 (上層儲物空間以貨櫃 形式存在， 因此樓面面積不作整 層計算，上層面積約 50平方米) | 6 | 2 | 金屬搭建 | 水耕栽培、 儲存農作物、 員工休息及洗手間 (第一層：水耕栽培 及儲存農作物； 第二層：水耕栽培及員工 休息) |

場地上蓋主要為耕作區，耕作區面積約 174 平方米，佔申請地點約 60% 土地，主要種植士多啤梨及蔬菜。上蓋其餘的面積約 26 平方米則作儲存農作物及員工休憩用途。場地主要由附近居民營運及進行耕作。

此申請亦屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。場地每日有約有10個人次，最多可容納或招待約20人。餘下面積約 140 平方米的土地，佔申請地點約 48.28% 土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。

水耕種植即利用水溶液來提供植物生長所需的營養，而不依賴傳統的土壤，可以高效利用水資源，因為系統可以循環使用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現可持續的農業生產，可參考有關照片。



按規劃署記錄，在申請地點的同一地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/YL-LFS/166，擬議休閒農場(有機耕種和教育中心)，於14/12/2007在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/311，臨時康體文娛場所（休閒農場）（為期3年），於03/08/2018在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/363，擬議康體文娛場所及商店及服務行業 (包括休閒農場、兒童遊樂場、小食亭、手工藝製作及附屬公眾停車場)，於04/09/2020在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/435，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。
- 檔案編號：24/12/2021，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。

申請地點設有 1 個私家車泊車位（每個面積 5 米 x 2.5 米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並透過天月路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

天月路實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，有關泊車位不是供訪客使用，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

| | 星期一至六 | | |
|---------------|-------|---|-----------|
| | 私家車 | | |
| | 入 | 出 | 每小時車輛出入次數 |
| 09:00 - 10:00 | 1 | 0 | 1 |
| 10:00 - 11:00 | 0 | 0 | 0 |
| 11:00 - 12:00 | 0 | 1 | 1 |
| 12:00 - 13:00 | 1 | 0 | 1 |
| 13:00 - 14:00 | 0 | 0 | 0 |
| 14:00 - 15:00 | 0 | 0 | 0 |
| 15:00 - 16:00 | 0 | 0 | 0 |
| 16:00 - 17:00 | 0 | 0 | 0 |

| | | | |
|--|---|---|---|
| 17:00 - 18:00 | 0 | 0 | 0 |
| 18:00 - 19:00 | 0 | 1 | 1 |
| 以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。 | | | |

申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會使用公共廣播系統、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地大綱圖





場地位置圖

SCALE 1 : 1000

Tracy Wing Sum LAW/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月29日星期三 7:27
收件者: tpbpd/PLAND
副本: Tracy Wing Sum LAW/PLAND
主旨: A/YL-LFS/578 補充資料
附件: Form No. S.16-III_Sep 2023.pdf; 美化環境建議圖.pdf; 場地設計圖.pdf; 申請理由.pdf
類別: Internet Email

敬啟者

有關上述檔案現提交補充資料。

首先，現場混凝土鋪面已移除，場地不會進行任填土工程。

第二，場地有露天種植區約 **40** 平方米，構築物內的耕作區面積約 **174** 平方米，共佔申請地點約 **73.79%** 土地，主要種植士多啤梨及蔬菜。

最後，申請人承諾會種植 **4** 棵中華杜英，以美化現場環境。(可參閱美化環境建議圖)

| | | | |
|--|---------------------------------|--|---|
| Proposed operating hours 擬議營運時間 星期一至星期日及公眾假期，每日上午九時至晚上七時。 | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 深灣路 | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> | Please provide details 請提供詳情 |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | | | |
| | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Others (Please Specify) 其他（請列明） | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | _____ | | |
| | _____ | | |

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1574號、第1575號餘段（部分）及毗連政府土地，面積約 290 平方米（包括約 72 平方米政府土地），由譚炳輝提出申請，作擬議臨時康體文娛場所（休閒農場）（為期3年）。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」地帶內，共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有一個構築物，詳情如下：

| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|--|-----------|----|------|---|
| TS1 | 150 | 200 (上層儲物空間以貨櫃 形式存在， 因此樓面面積不作整 層計算，上層面積約 50平方米) | 6 | 2 | 金屬搭建 | 水耕栽培、 儲存農作物、 員工休息及洗手間 (第一層：水耕栽培 及儲存農作物； 第二層：水耕栽培及員工 休息) |

場地上蓋主要為耕作區，耕作區面積約 174 平方米，露天種植區約 40 平方米，佔申請地點約 73.79% 土地，主要種植士多啤梨及蔬菜。上蓋其餘的面積約 26 平方米則作儲存農作物及員工休憩用途。場地主要由附近居民營運及進行耕作。

此申請亦屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。場地每日有約有 10 個人次，最多可容納或招待約20人。餘下面積約 110 平方米的土地，佔申請地點約 34.48% 土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。

水耕種植即利用水溶液來提供植物生長所需的營養，而不依賴傳統的土壤，可以高效利用水資源，因為系統可以循環使用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現可持續的農業生產，可參考有關照片。



按規劃署記錄，在申請地點的同一地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/YL-LFS/166，擬議休閒農場(有機耕種和教育中心)，於14/12/2007在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/311，臨時康體文娛場所（休閒農場）（為期3年），於03/08/2018在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/363，擬議康體文娛場所及商店及服務行業 (包括休閒農場、兒童遊樂場、小食亭、手工藝製作及附屬公眾停車場)，於04/09/2020在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/435，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。
- 檔案編號：24/12/2021，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。

申請地點設有 1 個私家車泊車位（每個面積 5 米 x 2.5 米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，有關泊車位不是供訪客使用，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

| | 星期一至六 | | |
|---------------|-------|---|-----------|
| | 私家車 | | |
| | 入 | 出 | 每小時車輛出入次數 |
| 09:00 - 10:00 | 1 | 0 | 1 |
| 10:00 - 11:00 | 0 | 0 | 0 |
| 11:00 - 12:00 | 0 | 1 | 1 |
| 12:00 - 13:00 | 1 | 0 | 1 |
| 13:00 - 14:00 | 0 | 0 | 0 |
| 14:00 - 15:00 | 0 | 0 | 0 |
| 15:00 - 16:00 | 0 | 0 | 0 |
| 16:00 - 17:00 | 0 | 0 | 0 |

| | | | |
|--|---|---|---|
| 17:00 - 18:00 | 0 | 0 | 0 |
| 18:00 - 19:00 | 0 | 1 | 1 |
| 以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。 | | | |

申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會使用公共廣播系統、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。



場地設計圖

構築物(1)

用途：水耕栽培、儲存農作物、員工休息及洗手間

(第一層：水耕栽培及儲存農作物；第二層：水耕栽培及員工休息)


建築物料：以金屬搭建

高度：約6米

層數：2層

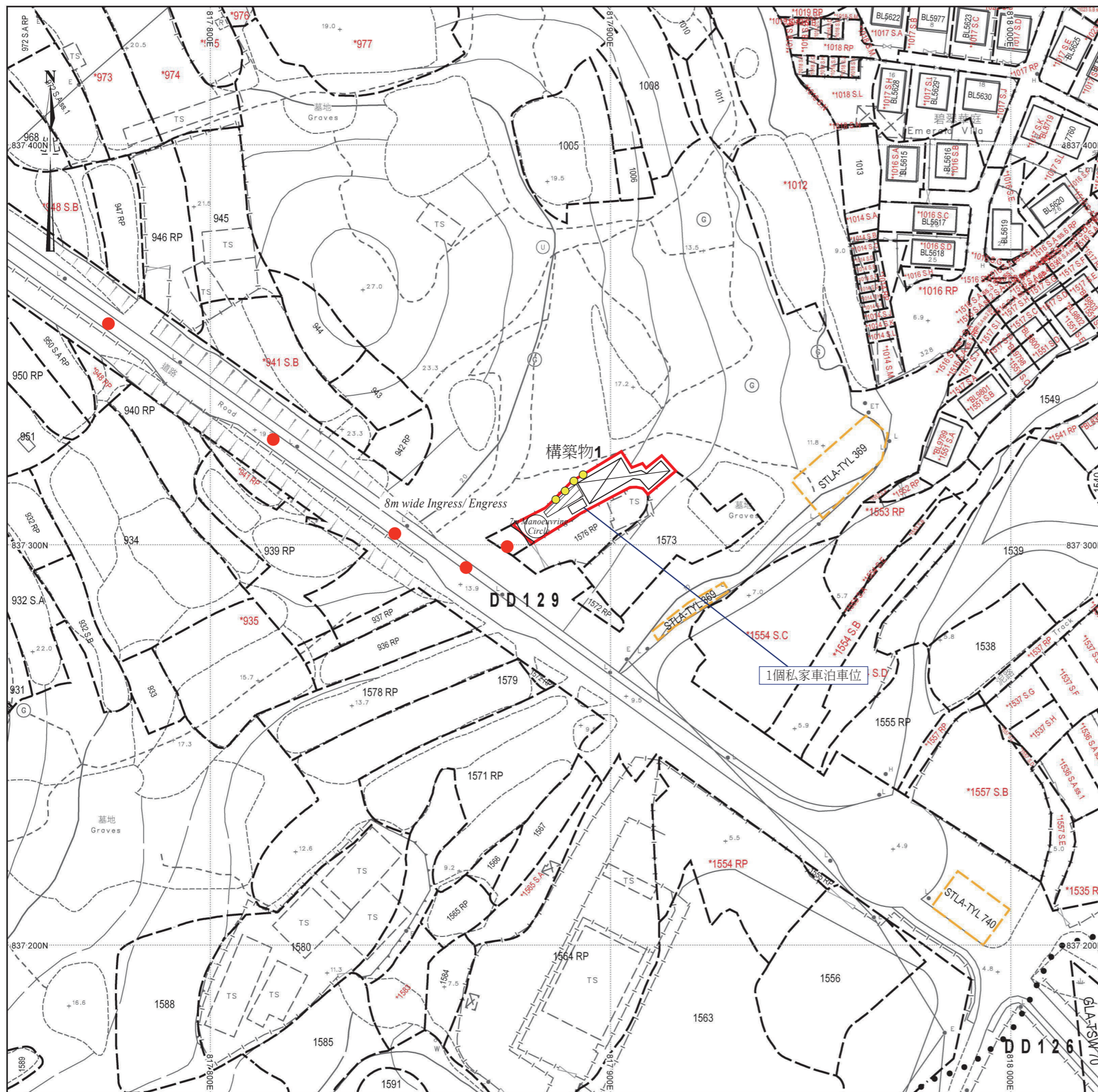
面積：約150平方米

總樓面面積：約200平方米

 露天種植區


● ● ● 行車路線

SCALE 1 : 1000



美化環境建議圖

● 中華杜英(4棵)(新種樹木)



露天種植區

SCALE 1 : 1000

Wilfred Ka Hing CHU/PLAND

寄件者: 陳灝然 [REDACTED]
寄件日期: 2025年12月05日星期五 15:49
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND
主旨: A/YL-LFS/578 補充資料
附件: 場地設計圖.pdf; 申請理由.pdf; 美化環境建議圖.pdf

類別: Internet Email

敬啟者

此電郵取代 12 月 3 日 15:43 及 17:12 發出的電郵。

有關上述檔案現提交補充資料。

場地主要作露天種植，其次是用作水耕耕作。露天種植區約 160 平方米，佔申請範圍 55.17%，場地主要種植士多啤梨及蔬菜。露天種植區的範圍可參閱場地設計圖綠色標示位置，首先於地下戶外地方的露天種植區為 60 平方米。其次，構築物一上蓋面積約 150 平方米，樓面面積約 200 平方米，即第二層只有一個約 50 平方米的貨櫃，剩餘約 100 平方米的空間則作露天種植區，可參閱以下示意圖。



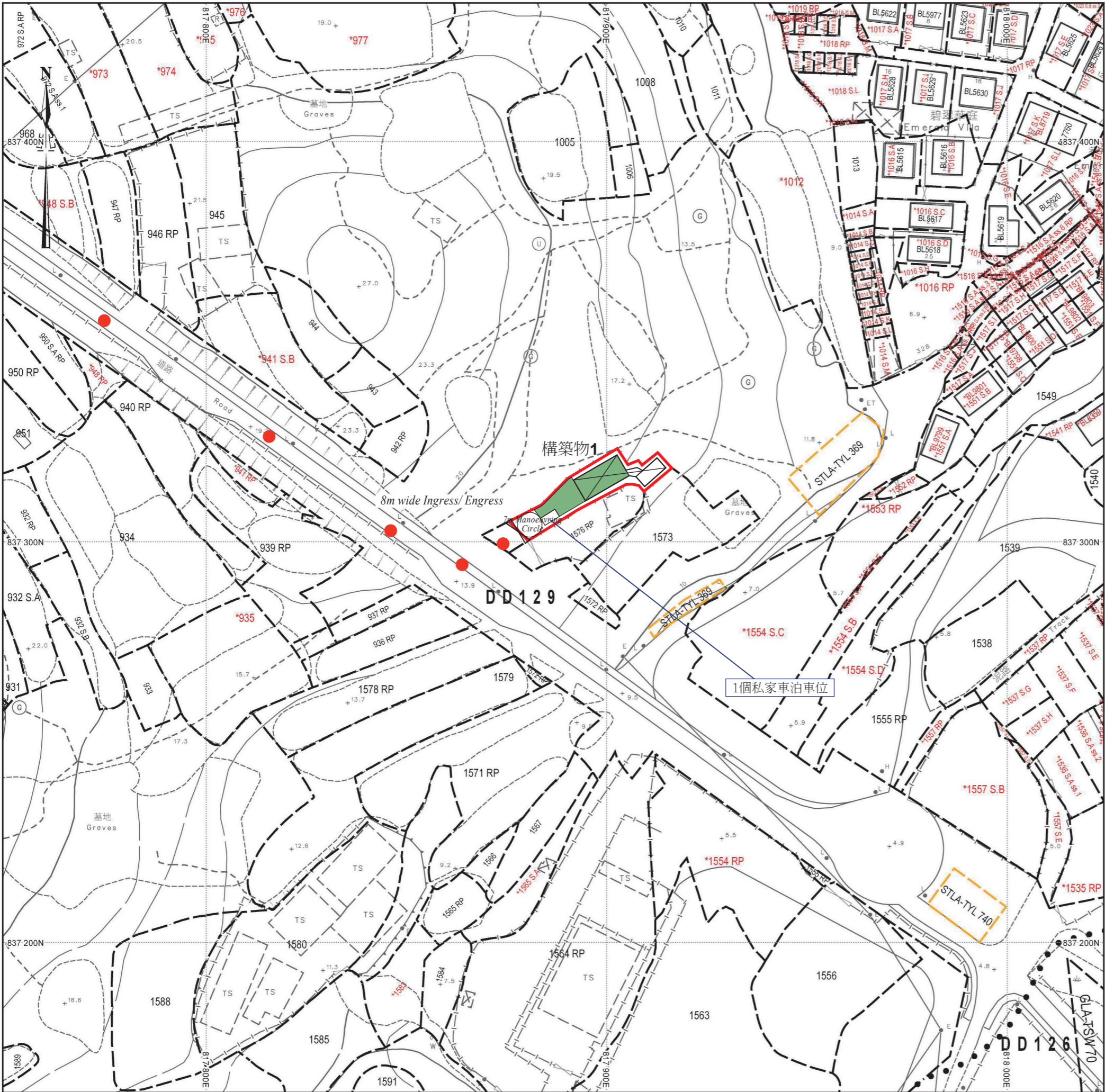
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此外，構築物是作水耕栽培、儲存農作物、員工休息及洗手間用途，第一層面積約 150 平方米，用作水耕栽培、員工休息及洗手間，水耕栽培的面積約佔 132 平方米，員工休息及洗手間則約佔 18 平方米。第二層面積約 50 平方米，用作水耕栽培及儲存農作物，水耕栽培的面積約佔 38 平方米，儲存農作物則約佔 12 平方米。場地主要由附近居民營運及進行耕作。

申請人之所以提出此申請是希望透過輕鬆的方式讓附近居民體驗耕作樂趣，我們認為這是一個很有意義的項目，提供教育機會，公眾可以學習有關農業的知識，例如種植技巧和可持續發展的理念。其次，戶外活動有助於提高身體健康，減少壓力，讓人們在繁忙的生活中找到放鬆的方式。此外，我們的農場會建立一個社交平台，讓人們可以互相交流，建立友誼，增強社會聯繫。

在營運方面，團隊會定期舉辦各種活動，如工作坊、講座或農業體驗日，吸引公眾參加。我們會利用社交媒體平台宣傳農場的活動和特色，擴大受眾群體。此外，我們亦希望與學校、社區組織或企業合作，開展聯合活動，進一步吸引更多人來體驗這個休閒農場的樂趣。透過這些方式營運這個農場，讓更多人參與和享受農業的樂趣。我們的開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。每日有約有 10 個人次，最多可容納或招待約 20 人。場地採用預約制模式，市民需提早三個工作天向我們職員預約，以便控制人流數量。

最後，申請人承諾會種植 4 棵中華杜英，以美化現場環境。(可參閱美化環境建議圖)



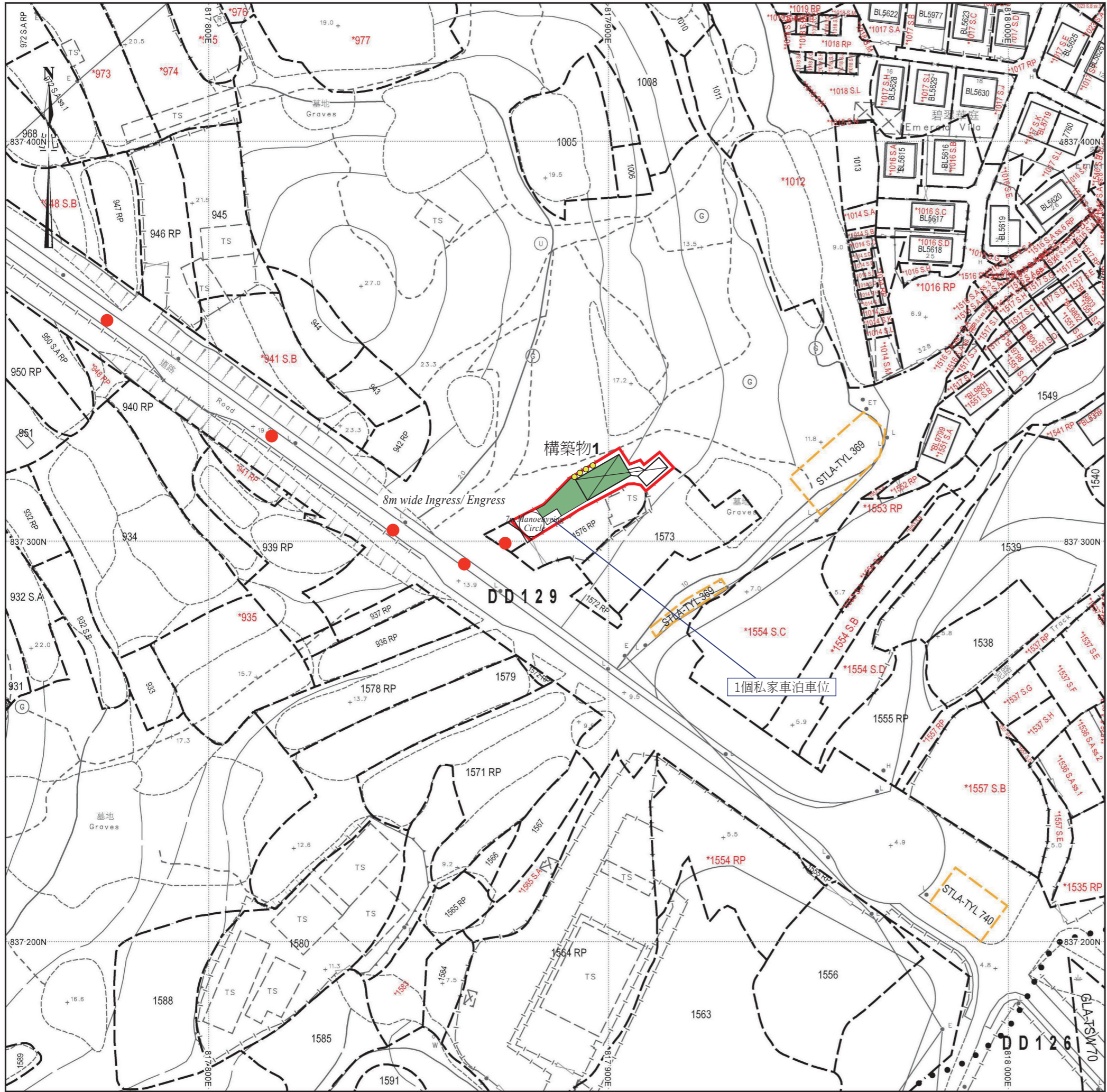
場地設計圖

構築物(1)
用途：水耕栽培、儲存農作物、員工休息及洗手間
(第一層面積約150平方米，用作水耕栽培、員工休息及洗手間，
水耕栽培的面積約佔132平方米，員工休息及洗手間則約佔18平方米。
第二層面積約50平方米，用作水耕栽培及儲存農作物，
水耕栽培的面積約佔38平方米，儲存農作物則約佔12平方米。)
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約150平方米
總樓面面積：約200平方米

露天種植區

行車路線

SCALE 1 : 1000



美化環境建議圖

● 中華杜英(4棵)(新種樹木)

■ 露天種植區

● ● ● 行車路線

SCALE 1 : 1000

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1574號、第1575號餘段（部分）及毗連政府土地，面積約 290 平方米（包括約 72 平方米政府土地），由譚炳輝提出申請，作擬議臨時康體文娛場所（休閒農場）（為期3年）。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」地帶內，共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有一個構築物，詳情如下：

| 構築物序號 | 上蓋面積 (平方米) | 樓面面積 (平方米) | 高度 (米) | 層數 | 建築物料 | 用途 |
|-------|---------------|--|-----------|----|------|---|
| TS1 | 150 | 200 (上層儲物空間以貨櫃 形式存在， 因此樓面面積不作整 層計算，上層面積約 50平方米) | 6 | 2 | 金屬搭建 | 水耕栽培、 儲存農作物、 員工休息及洗手間 (第一層：水耕栽培、員 工休息及洗手間； 第二層：水耕栽培及儲存 農作物) |

場地主要作露天種植，其次是用作水耕耕作。露天種植區約160平方米，佔申請範圍 55.17%，場地主要種植士多啤梨及蔬菜。露天種植區的範圍可參閱場地設計圖綠色標示位置，首先於地下戶外地方的露天種植區為60平方米。其次，構築物一上蓋面積約 150平方米，樓面面積約200平方米，即第二層只有一個約50平方米的貨櫃，剩餘約 100平方米的空間則作露天種植區，可參閱以下示意圖。



此外，構築物是作水耕栽培、儲存農作物、員工休息及洗手間用途，第一層面積約 150平方米，用作水耕栽培、員工休息及洗手間，水耕栽培的面積約佔132平方米，員工休息及洗手間則約佔18平方米。第二層面積約50平方米，用作水耕栽培及儲存農作

物，水耕栽培的面積約佔38平方米，儲存農作物則約佔12平方米。場地主要由附近居民營運及進行耕作。

此申請亦屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。場地每日有約有 10 個人次，最多可容納或招待約20人。餘下面積約 110 平方米的土地，佔申請地點約 34.48% 土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。

水耕種植即利用水溶液來提供植物生長所需的營養，而不依賴傳統的土壤，可以高效利用水資源，因為系統可以循環使用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現可持續的農業生產，可參考有關照片。



按規劃署記錄，在申請地點的同一地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/YL-LFS/166，擬議休閒農場(有機耕種和教育中心)，於14/12/2007在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/311，臨時康體文娛場所（休閒農場）（為期3年），於03/08/2018在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/363，擬議康體文娛場所及商店及服務行業 (包括休閒農場、兒童遊樂場、小食亭、手工藝製作及附屬公眾停車場)，於04/09/2020在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-LFS/435，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。
- 檔案編號：24/12/2021，臨時康體文娛場所（休閒農場）（為期3年），於09/09/2022在有條件下批給臨時性質的許可。

申請地點設有 1 個私家車泊車位（每個面積 5 米 x 2.5 米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。



基於保安考慮，申請地點不歡迎閒雜車輛進入，有關泊車位不是供訪客使用，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

| | 星期一至六 | | |
|--|-------|---|-----------|
| | 私家車 | | |
| | 入 | 出 | 每小時車輛出入次數 |

| | | | |
|--|---|---|---|
| 09:00 - 10:00 | 1 | 0 | 1 |
| 10:00 - 11:00 | 0 | 0 | 0 |
| 11:00 - 12:00 | 0 | 1 | 1 |
| 12:00 - 13:00 | 1 | 0 | 1 |
| 13:00 - 14:00 | 0 | 0 | 0 |
| 14:00 - 15:00 | 0 | 0 | 0 |
| 15:00 - 16:00 | 0 | 0 | 0 |
| 16:00 - 17:00 | 0 | 0 | 0 |
| 17:00 - 18:00 | 0 | 0 | 0 |
| 18:00 - 19:00 | 0 | 1 | 1 |
| <p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p> | | | |

申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會使用公共廣播系統、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

Wilfred Ka Hing CHU/PLAND

寄件者: 陳灝然 [REDACTED]
寄件日期: 2025年12月11日星期四 11:41
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND
主旨: A/YL-LFS/578 場地平面圖
附件: 場地平面圖.pdf

類別: Internet Email

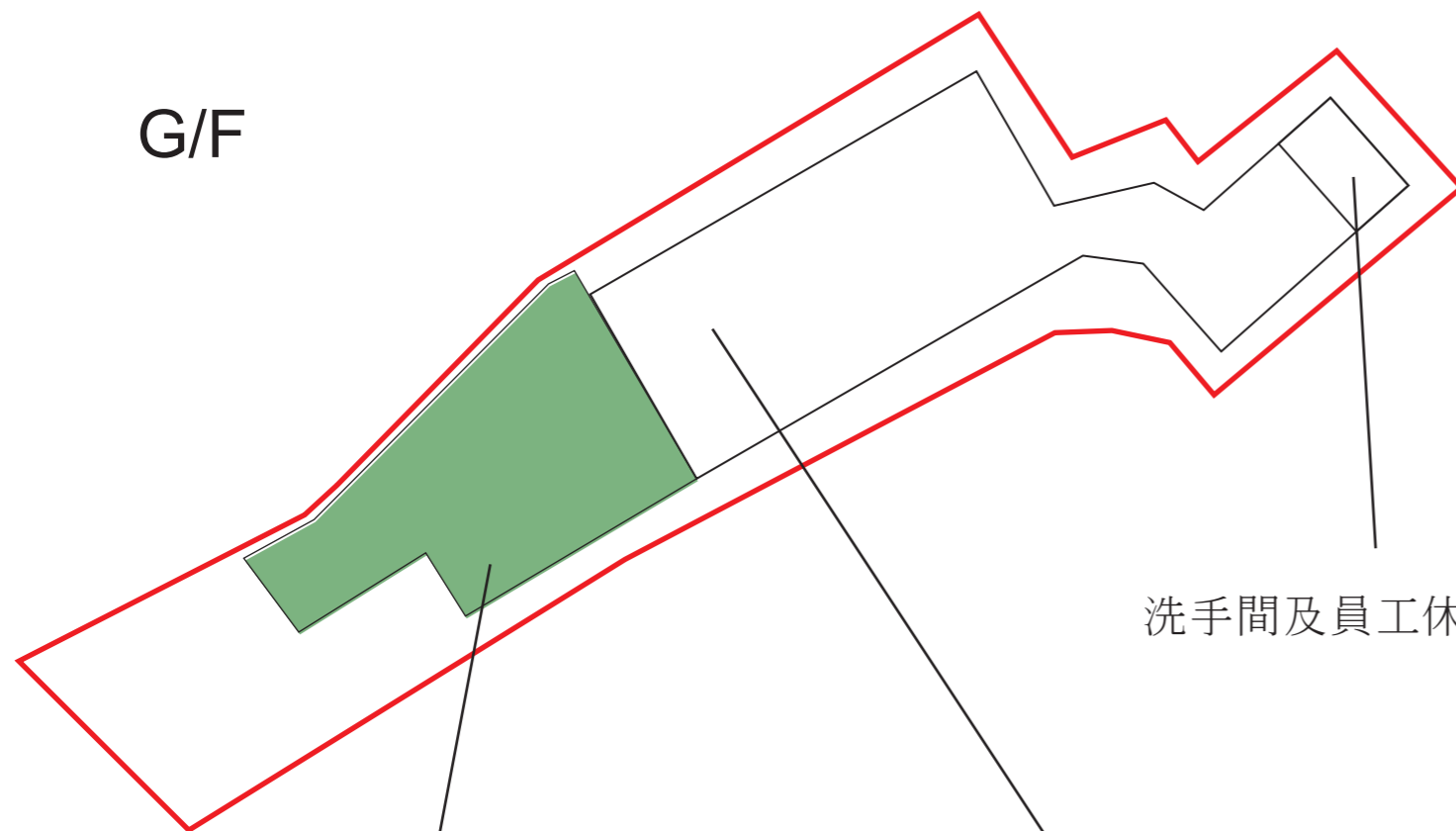
敬啟者

此電郵取代今日 10:35 及 11:23 發出的電郵。

有關上述檔案現提交場地平面圖。

G/F

場地平面圖

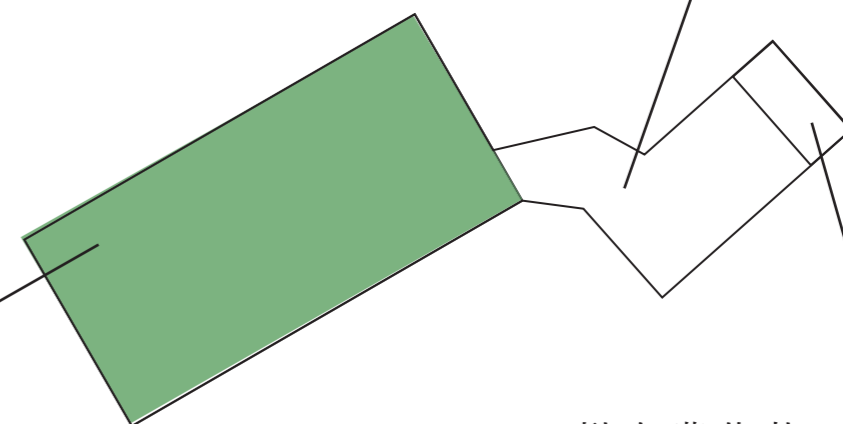


洗手間及員工休息區：約18平方米

水耕栽培區：約132平方米

露天種植區：約60平方米

水耕栽培區：約38平方米



露天種植區：約100平方米

儲存農作物區：約12平方米

1/F

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

Appendix A

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*

- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Application covering the Application Site

Rejected Application

| | <u>Application No.</u> | <u>Proposed Use</u> | <u>Zoning</u> | <u>Date of Consideration (RNTPC)</u> | <u>Rejection Reasons</u> |
|---|-------------------------------|--|----------------------|---|---------------------------------|
| 1 | A/YL-LFS/279 | Proposed Temporary Open Storage of Building Material with Ancillary Office for a Period of 3 Years | GB | 18.9.2015 | (1) to (4) |

Rejection Reasons

1. No strong planning justification for a departure from the planning intention.
2. Not in line with the TPB PG-No. 10.
3. Not in line with the (then) TPB PG-No. 13E.
4. Setting an undesirable precedent.

**Similar s.16 Applications within the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Zoning(s)</u> | <u>Date of Consideration (RNTPC)</u> |
|---|-------------------------------|--|-------------------------|---|
| 1 | A/YL-LFS/380 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years) | GB | 8.1.2021 (Revoked on 8.1.2022) |
| 2 | A/YL-LFS/408 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years) | GB | 24.9.2021 |
| 3 | A/YL-LFS/414 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years) | GB | 24.12.2021 (Revoked on 24.3.2023) |
| 4 | A/YL-LFS/435 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years) | GB | 9.9.2022 |
| 5 | A/YL-LFS/475 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | GB | 28.7.2023 (Revoked on 28.1.2025) |
| 6 | A/YL-LFS/547 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | GB | 28.2.2025 |

Rejected Applications

| | <u>Application No.</u> | <u>Proposed Use</u> | <u>Zoning</u> | <u>Date of Consideration (RNTPC)</u> | <u>Rejection Reasons</u> |
|---|-------------------------------|--|----------------------|---|---------------------------------|
| 1 | A/YL-LFS/409 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 2 Years and Filling of Land | GB | 15.10.2021 | (1) & (2) |
| 2 | A/YL-LFS/419 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Office for a Period of 3 Years and Filling of Land | GB | 28.1.2022 | (1) & (2) |
| 3 | A/YL-LFS/484 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land | GB | 13.10.2023 | (1) & (2) |
| 4 | A/YL-LFS/494 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land | GB | 24.11.2023 | (1) & (2) |
| 5 | A/YL-LFS/511 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | GB | 5.4.2024 | (1) & (2) |
| 6 | A/YL-LFS/531 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | GB | 25.10.2024 | (1) & (2) |
| 7 | A/YL-LFS/543 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | GB | 10.1.2025 | (1) & (2) |

Rejection Reasons

1. No strong planning justification for a departure from the planning intention.
2. Not in line with the TPB PG-No. 10.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) He has no adverse comment on the application.
- (b) The applicant should note his advisory comments at **Appendix VI**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective since no heavy vehicle or dusty operation would be involved.
- (b) There is no substantiated environmental complaint pertaining to the application site (the Site) received in the past three years.
- (c) The applicant should note his advisory comments at **Appendix VI**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no adverse comment on the application from landscape planning perspective.
- (b) According to the aerial photo taken in 2024, the Site is situated in an area of rural fringe landscape characterised by temporary structures, village houses, ponds, burial ground with lush vegetation at the northern periphery. From the site photos taken on 31.10.2025, the Site was largely covered with grass sod and temporary structures were observed in the eastern part of the Site. No existing tree within the Site is observed. As no tree felling is stated in the application form and four new trees are proposed to be planted according to the submitted “美化環境建議圖”, significant adverse landscape impact on existing landscape resources within the Site and the surrounding areas arising from the proposed use is not anticipated.

4. Agricultural and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) Although the Site falls within the Wetland Buffer Area under Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), planning application for temporary uses are exempted from the requirement of conducting an Ecological Impact Assessment. He has

no adverse comment on the application from nature conservation perspective.

- (b) The Site falls within the “GB” zone and is generally vacant. As such, he has no comment on the application from agricultural perspective.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix VI**.

7. Slope Safety

Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no adverse geotechnical comment on the application.
- (b) The applicant should note his advisory comments at **Appendix VI**.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary building, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An authorised person should be appointed as the coordinator for the proposed building works in accordance with the BO.

9. Project Interface

Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD.
- (b) The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. If the planning application is granted, notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein.

10. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals' comment on the application.

11. Other Department's Comments

The following Government departments have no comment/objection on the application:

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Engineer/Land Works, CEDD (CE/LW, CEDD); and
- (e) Director of Leisure and Cultural Services (DLCS).

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage and office) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (the OSALs) and Government Land. The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 72m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
 - (ii) the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STWs) and Short Term Tenancy (STT) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the GL. The application(s) for STWs and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STWs and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) it is noted that staff resting area is proposed in the Site. Please be reminded that no STW/STT application to permit structure for domestic purpose will be considered according to the prevailing policy. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site, if any;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site. The applicant shall advise the visitors to visit the Site via public transport as no parking space is available at the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that any run-in/out to the Site should be constructed and maintained by the applicant. The run-in/out should be removed and the pavement should be restored to its original condition upon expiry of the application. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Director of Environmental Protection (DEP):
 - (i) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - (ii) no public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing is allowed at the Site during the planning approval period;
 - (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use;
 - (iv) if septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
 - (v) to meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the Site is mainly situated within an existing feature no. 2SW-C/C126, which may affect or be affected by the proposed development. The applicant is reminded of the requirements of making necessary stability assessment on the existing geotechnical features within and/or in the vicinity of the Site, to the Buildings Department (BD) for approval as required under the provisions of the BO if found applicable; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;

- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月20日星期四 2:50
收件者: tpbpd/PLAND
主旨: A/YL-LFS/578 Lau Fau Shan GB
類別: Internet Email

Dear TPB Members,

569 withdrawn. Back with parking. Further erosion of the lot.

Previous objections upheld and reinforced.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 25 August 2025 3:45 AM HKT
Subject: A/YL-LFS/569 Lau Fau Shan GB

A/YL-LFS/569

Lots 1574 and 1575 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area: About 290sq.m Includes Government Land of about 72sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

Strong Objections. 279 was rejected 18 Sept 2015. However, it is clear that brownfield use went ahead as there is a structure in place and some of the site has been filled in.

Now the applicant wants to fill in the remainder of the site.

Has any enforcement action been taken, GL is included in the footprint?

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

The application should be rejected as this is a FAKE hobby farm application designed to legitimize unapproved land use.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 1 September 2015 12:57 AM HKT
Subject: A/YL-LFS/279 Lau Fau Shan

A/YL-LFS/279

Lots 1574 and 1575 RP in D.D.129, Lau Fau Shan, Yuen Long

Site area: 262.00m²

Zoning: "Green Belt"

Applied Use: Proposed Temporary Open Storage of Building Material

Dear TPB Members,

The application does not comply with the Town Planning Board Guidelines No. 13E on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that the development is not compatible with the surrounding land uses of Green Belt.

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments would affect the existing natural landscape. Building materials can seep into the land.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such applications would result in a general degradation of the green environment of the area.

Mary Mulvihill
[REDACTED]